REAL ESTATE NEWS OF CITY AND SUBURBS

RECENT ACTIVITY IN BROOKLYN MARKET

tive Season.

New Dwellings Built in Crown Heights Section-More Offices Near the Borough Ha .

In the first month of the present year permits issued for new buildings in Brookan numbered 240, being seventeen more than for the corresponding month last year. and with an increase of nearly \$1 000 000 in the estimated cost.

With the clearing up of the subway situa-With the clearing up of the subway situation in sight so far as it affects Brooklyn the confidence of investors in lots has increased and there is a steady sale in the property along and adjacent to the projected subway extensions. There have also been brisk dealings in the Park Slope and Flat-The new building will be finished by May 1, 1913.

bush sections.

John F. James & Son recently negotiated the sale of a piece of property at the northeast corner of Beverly road and Ocean avenue on which the largest apartment building in Brooklyn is to be erected. It will be an elaborate structure and will contain 112 rooms. Other big flathouse projects are under way in various sections of the borough and the plans are on a more elaborate scale than hitherto.

The real estate men of Brooklyn are becoming convinced that alithe latest improvements of the builder's trade are necessary to tempt Manhattanites to the new isn'ds that lie across the East liver. As a result that hit are now going up in riatbush and other semi-suburban sections can the matter of appointments and trimmings. One of the old time real estate dealers didn't seem to mind the new order of things, however, although he chiggs to the old and profitably. "We are mossbacks, he said." I admit it. But it serves our burposes, the year chings to the old ones stick to the new comers move to the new sections as they are doing but the old order. Let the people cling to the old ones stick to the old ality is picking up nit along the ine-le continued." Job so much in prices as in volume of business.

The flat has a frontage of forty-five feet on biroad street with a depth of about 135 feet. The new building will be finished by May 1, 1012.

A twelve story office building will be finished by May 1, 1012.

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new omers move to the new sections as they are doing but the old ones stick to the cold. It is picking up all along the line he continued to as much in prices as in volume of business.

The Eastern Tarkway district and especially Crown Heights is rapidly becoming a popular residential section and there is a steady sale for one and two family nouses. There are confident predictions that there will be three or four fine new office buildings ere long in the neighborhood of the Borough Hall. One big office buildings devoted exclusively to the use of doctors and dentists has been proving eminently successful ever since it was erected recently in Joralemon street near Court. There are five or six of these buildings in Prooklyn and room for many more. Contrary to the expectations of most they are proving as popular in Brooklyn as they are in Mannattan.

The Fidelity-Thenix Fire Insurance Company recently purchased the building at 188 Montague street and it also owns the two adolpting buildings, the entire tion avenue during the last six months.

THE WARM AIR FURNACE.

Special Attention Must Be Given to Installation to Obtain Satisfaction.

From the standpoint of comfort, health and economy there is no element of a country house of more importance than its heating plant, says J. H. Boughton in Committee in America.

Yet in America.

The Fidelity-Thenix Fire Insurance company recently purchased the buildings with which the average owner deals under great disadvantages, which unfortunately are not usually offset by the assistance of architects and builders who may ordinarily be entrusted to carry out the owner's wishes and ideas in other two adolpting buildings, the entire tion.

Safety and Ald in Operation.

During the week ended February 17 the New York, Westchester & Boston Railway began the erection of the great steel via-duct from south of 177th street to Adams street. A mile and a half of permanent tracwas laid, six sets of switches were put in and 7,940 cubic yards of ballast was handled. This line will use telephones exclusively

for train despatching and communication between stations. To avoid accidental contact with the power lines, which will contact with the power lines, which will carry 11,000 voltage, and to lessen inductive influences the telephone cable will be located underground on the centre line of the railway between tracks and below the sub-grade. There will be a duplicate train despatcher circuit, duplicate local message circuit, through message circuit and a spare circuit. So complete is the service that a conductor, trackwalker or other person may telephone any station not only from the platforms but from points on the right of way not more than half a mile distant.

The system also includes a train de-

The system also includes a train de-scribing circuit between interlocking towers for the purpose of advising towermen of the class and defination of trains.

STUDIOS ON CENTRAL PK. WEST.

Plans Prepared for High Building Pending Property Sale.

Plans have been prepared by Architect studio building which the Vernon Studios dio building which the Vernon Studios corporation, contemplates erecting on e property at the south corner of Central irk West and Sixty-seventh street, front-g fifty feet on the park and 150 feet on tty-seventh street.

William D. Murphy, one of the owners of e corner, stated yesterday that while gotiations were pending for a sale of the ot no contracts have been signed.

To Auction Pier Lease.

seph P. Day will offer for sale on Tues-March 5, at noon, at Pier A, foot of ery place. North River, on behalf of city of New York a lease of 200 feet of southerly side of the pier foot of West ty-ninth street, North River, for dump-toard purposes for a term of five years nning April, 1912.

ESSEX COUNTY REALTY ACTIVE.

Buying In and About Newark Shows Good Demand for Rebuilding.

About fifteen residences in Newark and the Oranges were sold by the Fairchild-Baldwin Good Demand for Space Gives of about \$12,000 a house. The prices ranged from \$8,000 to \$20,000. Land, valued at about \$70,000 was also sold.

Dreamland, an amusement building, a one story affair about 133 feet by 145 feet LARGEST APARTMENT HOUSE Stumpt & Langdoff of Milwaukee at Washington and Bleecker streets in Newark. The Milwaukee men operate similar amuse-ment places in their home city and New Orleans. The lease on the building in Newark is for ten years at an annual rental of \$10,000 a year. The same firm is build-ing a new home for the Goodyear Rubber Company on Halsey street opposite Bleecker. The building will occupy ground measuring approximately 93 feet by 113

NEW BANK BUILDING.

The Union National Bank intends to erect a new building on its present site at 760 Broad street. Inasmuch as an archi-

The Fidelity-Phenix Fire Insurance Company recently purchased the building at 198 Montague street and it also owns the two adjoining buildings, the entire plot having a frontage of 100 feet on Court street and 150 on Montague. This corner is in the centre of the financial district and is considered the most desirable site for a modern office building. sidered the most desirable site for a modern office building.

The Building Department has never before taken such stringent heasures to keep the construction of new buildings in accordance with the law and Supt. Thatcher is determined as far as possible to drive irresponsible builders out of business. The outlook in Brooklyn as far as real estate interests and building operations are concerned was never better and the movement for improving conditions and beautifying the borough in every way possible which is under the direction of a committee of leading citizens and in which all the civic bodies are actively cooperating has taken a strong hold on the people at large.

PROGRESS ON NEW RAILROAD.

Beliaborate Electrical Devices to Secure

Into so readily available in the country as in the city, but in the matter of heating, which should depend only upon the fuel supply, the country house schoold oppose to the condition of the supply, the country house schoold oppose to the condition of the supply, the country house schoold oppose to the condition of the supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the country house schoold depend only upon the fuel supply, the count this is particularly true of warm air

TALLEST APARTMENT HOUSE.

Builders Submit Plans for Structure to Be Erected on Park Avenue.

Wetmore & Lyons, have submitted plans to the Tenement House Department for a seventeen story apartment house, to be seventeen story apartment house, to be at least what it cost, but after that his seventeel at the northeast corner of Park seventeen story apartment house, to be erected at the northeast corner of Park avenue and Seventy-ninth street. The estimated cost of the building is placed at \$100,000. It will be the highest apartment house in the city

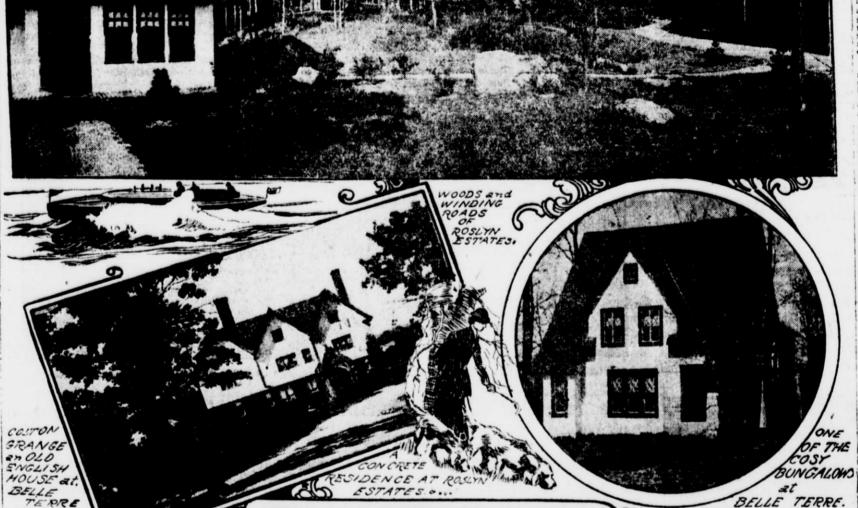
To Sell Fourth Avenue, Brooklyn, Corner A sale at auction is announced by Jame Brumley of the southeast corner o Fourth avenue and Baltic street, Brooklyr for March 1 at the Brooklyn salesroom. It is a factory property, 56.6x175, on the line of the subway now being built through the southern section of Brooklyn.

Lexington Avenue Corner at Auction. L. J. Phillips & Co. will offer at auction.
on Tuesday, February 27, in the Vesey
street salesroom the four story dwelling
at the southwest corner of Lexington avenue and Seventy-second street, on lot
84.2x20.

Special Sales Day Offerings.

Joseph P. Day will offer the following properties at special sale on Thursday, March 7, in the Vesey street salesroom: The southwest corner of Madison avenue and Eighty-second street, a five story dwelling, on plot 35xf02.2: also 46 West Fourth street, a three story loft building on lot 20x54.5: also 523 West 113th street, a four story and basement dwelling, also 234 and 236 East Twenty-fifth street, two three story and basement brick building; each on lot 20x98.9: also 255 West 113th street, adjoining the northeast corner of Eighth avenue, a six story elevator apartment house, on plot 30x100.11, and at Edgewater, N. J., 66 and 68 Edgewater place, two two story and cellar brick two family houses, on plot 62x100x44 in rear.

Long Island Homes Attract City Dwellers



CONTRIBUIS

Suburban builders find that to have their efforts meet with the greatest success they must undertake some special development or creation. The day when acreage owners can cut up their properties into 20x100 foot spaces and hope to dispose of them to "investors" is gone happily, and it would seem never to return to the New York suburban market The passing of the fallacy that such lots, indicated only by stakes, without streets, sidewalks, sweers, gas or even water, were investment properties drove from the market a remarkable number of men whose only good was in their disappear-ance, which left the field clear for honest, legitimate developers and builders.

To such an extent has the suburban real estate market been narrowed and refined that one can go into almost any section to do business and have the assurance that he is going to be treated fairly and that the goods are as represented. One of the other good results of the killing off of lot speculation is seen in the steady growth of high class building in various sections and the developing of certain districts along special lines to suit the demands of special classes of buyers

The average buyer no longer looks on The Akron Building Company (Bing & the investment side of his suburban or Bing), through their architects, Warren, country home buying. Of course he wants the investment side of his suburban or to know that should he desire to sell at chief considerations are the comfort of himself and his family, the atmosphere in which his children are reared and the pleasures to be had when business is not demanding his attention.

Long Island affords all of those types of properties and in such quantity that wants can be supplied from the desire for the cheapest bungalow to the most attractive and costly estate. Especially is this the case on the north shore, where the Dean Alvord Company has been developing for several years two high class properties which carry out entirely the idea first expressed that the greatest success is in special work.

Roslyn Estates in the Wheatley Hills section of Long Island and Belle Terre on Port Jefferson harbor are types of development which are satisfying the

LONG ISLAND'S VARIETY.

TROSLYN ESTATES all classes of dwellings from simple estates in one of the old and well known

come within the suburban area. velopment the owners have persistenly a clear, spring fed lake, it gives the exact passing. clung to the idea of making them distinctly to surround settlers in their properties house building has been along rather with such conveniences, improvements unusual lines for a suburban community. and neighbors as each individual would Instead of selling building plots only

capital SMALL ESTATES Roslyn Estates is a collection of smal

Belle Terre, on the other hand, combines the life of seashore and country.

Here too the character of the place has been fixed by the company through a class of construction of the highest order. At Belle Terre, while they have built some quite expensive houses, the average cost is not so high as at Roslyn and the

houses which in themselves form a most attractive colony.

Country life in the Roslyn section is

one of the great attractions of the place. Besides many good roads for automobil-

ing, driving and riding there are miles of

wild rustic woodlands, where a nature

student can revel, and at the local country

club all the other country sports are pro-

old English colony of eight houses, each of which is a reproduction on a small practical details. of which is a reproduction on a small scale of eight large and well known English houses built during the last two cen turies. They are of the half timbered type and no effort has been spared in their construction to perfect the details worked out by the builders of old in the parent houses. In the houses themselves are fireplaces, lighting fixtures, panelling. stairways, windows, doorways and roofs exactly like those in the older buildings, and about the property are kitchen gar dens, sculleries, formal gardens, walks and fountains just as they are to be seen in England. It is said that the eight houses cost almost \$250,000. They have proved very attractive and several have been sold to residents of New York and other cities whose families spend their summers at Belle Terre.

BELLE TERRE CLUB.

Life at this country place revolves about the Belle Terre Club, an organization which affords every form of amusement. Fronting, as Belle Terre does, right on Long Island Sound, the residents are provided with safe bathing on clean, sandy beaches, in pure, clear salt water. For sailing or bungalows to costly houses modelled country places in the hills of the north after well known old English manor central part of Long Island. It is about motor boating there is a choice given of the open Sound or the landlocked harbor. When the Long Island Railroad equidistant from the city with Hempis entirely electrified Belle Terre will stead over whose harbor it looks. With From the high cliffs on which the settlement stands there are exquisite views its entrance lodge, its winding roads and The special feature of both these places attractively placed houses intersperced over the Sound to the Connecticut shore. is that from the beginning of their de- by patches of woods and centering about with steamers and sailing vessels always

At the club there is a fine eighteen hole appearance of an ideal country estate. high class and have made every effort Up to this time development in the way of golf links, numerous tennis courts and provision for evening entertainments. It was the idea of the developers in laying Instead of selling building plots only and permitting buyers to do their own building the company established the character of the place in the beginning by erecting a number of large and stately

It was the idea of the developers in laying out this land to provide all the facilities for complete recreation and so they have building the company established the character of the place in the beginning by erecting a number of large and stately

It was the idea of the developers in laying out this land to provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. Hundreds of small home owners have made even built bridle paths for more than twenty-five miles, which can be traversed by the proposed widening would contain the provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. Hundreds of small home owners have made and the provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. Hundreds of small home owners have made when the provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. Hundreds of small home owners have made when the provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. Hundreds of small home owners have made and the provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. Hundreds of small home owners have made and the provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. Hundreds of small home owners have made when the provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. Hundreds of small home owners have made when the provide all the facilities is opposed to the widening of Weedhaven avenue from Ousens Boulevard to Jamalea. do for himself if he had the ability and the and permitting buyers to do their own for complete recreation and so they have by erecting a number of large and stately without once doubling on the track.

TO SELL RETAIL TRADE SITES.

Three Parcels on Line of Lexington Avenue Subway at Auction.

Interest in the auction offerings is centred in the Lexington avenue parcels to be sold by Bryan L. Kennelly on Wednesday, March 6. Shrewd real estate operators believe that the history of the West Side, where retail stores moved from Columbus avenue to Broadway upon completion of the subway, will be repeated on the East Side, causing an abnormal demand for retail stores on Lexington avenue when the subway on that avenue is in operation. The giving over of Park avenue to high class apartments is already driving retail trade off that avenue, all of which is causing additional inquiry, for Lexington avenue properties—so that the auction offering by Mr. Kennelly of 805 and 807, 833 and 858 Lexington avenue affords a speculative opportunity not equalled in the auction market for some

equalted in the auction market for some time.

Eight hundred and five and 807 Lexington avenue adjoin the corner of Sixty-second street and are two four story dwellings, on lot 17x79 each. Eight hundred and thirty-three Lexington avenue is a four story dwelling on lot 20x79, and 858 Lexington avenue a similar dwelling on lot 16x80. On the same day Mr. Kennelly will offer for the estate of Joseph McGuire 206 West Eighty-sixth street, between Riverside Drive and West End avenue, a four story dwelling on lot 21x162.5, and a plot 104x127 surregular, located on the west side of Convent avenue, 146 feet north of 131st street, also 159 East Seventy-second street, between Lexington and Third avenues, a four story flat on plot 29.6x102.2.

TWO NEW BUSH STORES.

Demand for Lofts Causes Work to Be Rushed on New Structures.

When the new Thirty-ninth street ferry plazh, for which the city has appropriated \$25,000, is completed it will form the approach to the most perfect and best equipped of all the model loft buildings in the Bush Terminal Company's industrial colony in South Brooklyn. By the time the city has finished its work the Bush company will have two immense structures on the spot, one of which, No. 19, is now standing, and excavations for the other, to be known. as No. 20, are under way. The lofts in No. 19 are being rented with such rapidity that orders have now been given to construct No. 20 before the date originally set for

No. 20 before the date originally set for its completion.

Facing Second avenue with a frontage of 220 feet, and extending 440 feet along the ferry plaza, with each of its lofts 125 feet deep, every part of No. 19 has a general layout of the lofts to reduce the distance from any part of the building to the freight elevators to a minimum, thereby establishing a short haul system which is lacking in most loft buildings.

The firms now located in No. 19 are: The American Infusion Steel Process Company, the Public Service Cup Company, Poek Bros. & Winch, the National Picture Frame Company, Libby, McNeil & Libby, Alexander Smith Carpet Company and the Service Stores Company.

NEW YORK'S CHANGING MAP.

Four Hundred New Streets Added Je

Last Two Years.

Only those who are in the city department handling such matters and map makers realize the great changes that are going on continually in the laying out, naming and continually in the laying out, naming and renaming of streets. Except for one specially equipped it would be almost an impossibility to keep track of the changes in all boroughs. Every new edition of maps contains several thousand new names, the additions and alterations for the last two years amounting to about 400. amounting to about 400.

In the new maps of the Williams Map and

cost is not so high as at Roslyn and the range of styles is much greater. Being largely a summer section, Belle Terre is built more on the summer house order, with small bungalows overhanging the sea and set in odd locations and with larger dwellings designed to give the greatest comfort in warm weather.

Here at Belle Terre is found one of the most notable sections in the suburbs, an intended to the summer house order, with small bungalows overhanging the sea and set in odd locations and with larger dwellings designed to give the greatest comfort in warm weather.

Here at Belle Terre is found one of the most notable sections in the suburbs, an intended to the maps of the Williams Map and Guide Company, which give the five city boroughs on four separate sheets, great areas that were set down three or four years areas th

More Light for Floral Park. Owing to the rapid development of Floral

Park, the Nassau Electric Light Company has extended its lines to all parts of the property in order to supply the demand of the residents with electric current. The House and Home Company reports that it has sold more than 2.5% plots surrounding the Floral Park station, and many of the purchasers are building homes which will be ready for occupancy in the early spring.

Sales at Hillsdale Heights. The W. J. Itich Development Company ports the following sales in its develop-

ment at Hillsdale Heights, Bergen county, N. J.: To Miss A. Dickerson, an eight roc N. J.: 10 Miss A. Diekerson, an eight room stucco house, on plot 50x125, on Large avenue; to A. Scott, a similar house, on plot 50x113, on Large avenue; to a Mrs. Chapin, a seven room house, on plot 50x108, on Conklin avenue; to B. Cantor, a plot 50x100, on which he will erect a residence, and to A. A. Arvintz, a plot 50x108, for improvement.

Long Island Plot Sales.

Long Island Plot Sales.

The Rickert Finlay Realty Company has sold in Kensington to Paul W. Neeld a 100 foot plot on the north side of Nassauroad.

140 feet west of West Drive; to Belle S. Kelso a 100 foot plot on the north side of Beverly road between Netherwood road and Shore road; to dames Gordon a 107 foot plot on the north side of North Drive, corner Park lane; to Gertrude M. Bray a 100 foot plot on the north side of Beverly road between Netherwood road and Shore road; to William McDonald a 120 foot plot on the south side of North Drive, 187 feet east of Park lane; also in Westmoreland to A. E. Erickson a plot, 40x100, on the west side of Nassau road, 240 feet south of Cutter avenue.

Oppose Woodhaven Ave. Widening.

